

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of the Environment



Toxic Substances Division

Voluntary Cleanup Program

June 10, 2011

Mr. Alexis S.C. Iszard, Executive Vice President
Combined Properties, Incorporated
1255 22nd Street, N.W., Sixth Floor
Washington, D.C. 20037-1225

Determination of No Further Action

SITE NAME:	Columbia Road Shopping Center
SITE ADDRESS:	1755-1759 Columbia Road, N.W, Square 2580, lots 0514/0517
VCP CASE NO.:	VCP 2004-004
REFERENCE:	Closure Summary Reports dated July 16, 2009 and March 28, 2011

Dear Mr. Iszard :

This letter acknowledges receipt of a revised request for a Certificate of Completion (COC) and No Further Action (NFA) report dated March 28, 2011 from Columbia Road Limited Liability Company, Mr. Alexis S. C. Iszard, Vice President.

The Voluntary Cleanup Program (VCP) has not adopted a policy or procedure for the routine issuance of a No Further Action letter with out the requirement of a Cleanup Action Plan (CAP). However, the applicant submitted an application package containing information about the site, ownership, title search, limited subsurface investigation, current use and revised future use for our review. Upon reviewing the revised submittal dated March 28, 2011, the VCP has determined that the subject property will remain strictly commercial. The primary contaminant of concern is chlorinated solvent located at an area beneath 1755 Columbia Road, N.W and recent sampling events indicate that the dissolved phase plume appears to have extended vertically, impacting the groundwater. However, most of the sampling results showed that the impacted groundwater is stabilizing and the contamination of concern is decreasing. Several indoor air sampling results indicate that the site does not pose an unacceptable risk for commercial use. As part of the engineering controls for the property, a Sub-Slab Depressurization System (SSDS) has been installed to mitigate volatile organic compound vapors in the source area beneath the concrete slab to reduce the potential for vapor intrusion to indoor air.

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Pursuant to the VCP guideline titled "Certificate of Completion (COC) and No Further Action (NFA) requirement", the provision of this section requires that the applicant demonstrate "That the remediation standards for groundwater have been met or that it is infeasible to reduce groundwater contaminant levels further". Based on our findings, the proposed site use of the property and definition of this section, the department is issuing this No Further Action letter, recognizing that the concentration of PCE at the subject property does not pose a threat to human health and the environment. However, if future plans involve disturbance of native soil and/or groundwater at the subject property, or if there is a proposed change in land use from strictly commercial, a Comprehensive Site Assessment report must be submitted for our approval.

Should you have any questions, you may contact Kokeb Tarekegn at (202) 535-1771. When you contact us in the future, please be sure to include the VCP case number, which appears at the top of the first page, on all correspondence.

This Notice of No Further Action may be transferred to any person whose actions did not cause or contribute to the contamination at this Property.

Sincerely,

A handwritten signature in black ink, appearing to read "James P. Sweeney", written in a cursive style.

James P. Sweeney, Chief
Land Remediation and Development Branch